



Corrib Road, Eliot View Nuneaton CV10 0QF Asking Price £280,000

Welcome to this stunning property located on Corrib Road in the outskirts of Nuneaton town centre. This modern Redrow built detached house offers a perfect blend of comfort and style, ideal for those looking for a new place to call home.

As you step inside, you are greeted by an entrance hall, a spacious reception room, perfect for entertaining guests or simply relaxing with your loved ones, a guest cloakroom with WC and a well equipped kitchen / diner. With three bedrooms, master having en-suite and a family bathroom, there is ample space for the whole family to enjoy.

One of the standout features of this property is the A rated EPC, ensuring energy efficiency and lower utility bills. The presence of solar panels not only contributes to the eco-friendliness of the house but also presents a fantastic opportunity for a feed-in tariff, allowing you to earn more on energy from the roof space.

Situated in a cul-de-sac position, this home offers a peaceful and safe environment for you and your family. Parking will never be an issue with space for up to three vehicles and a detached garage for added convenience.

Don't miss out on the chance to make this beautiful property your own. Contact us today to arrange a viewing and take the first step towards owning your dream home on Corrib Road.



Entrance

Via canopy porch and entrance door leading into:

Entrance Hall

Spindle staircase rising to first floor, radiator, under stairs storage cupboard and doors to:

WC

Fitted with low level WC and hand wash basin with mixer tap, tiled splashback, anti slip flooring, radiator and obscure double glazed window to front.

Living Room

15'5" x 11'6" (4.70m x 3.50m)

Double glazed window to front, television and telephone points and radiator.

Kitchen/Dining Room

12'3" x 18'7" (3.73m x 5.66m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with 1 and 1/4 drainer with mixer taps, integrated fridge/freezer and dishwasher, built in eye level fitted microwave and fan assisted oven, four ring gas hob with stainless steel splashback and extractor hood over. Tiled flooring and splashbacks, storage cupboard with plumbing for washing machine, double glazed window to rear and double glazed French style double doors to rear garden.

Landing

With two double glazed windows to side, access to loft space, cupboard housing boiler supplying central heating and domestic hot water, doors to:

Bedroom

11'2" x 11'11" (3.40m x 3.63m)

With double glazed window to front, radiator and fitted wardrobes.

En-suite

Fitted with shower cubicle and sliding screen, low level WC, hand wash basin with mixer tap, vinyl flooring, radiator and obscure double glazed window to side.

Bedroom

11'6" x 11'1" (3.50m x 3.38m)

Double glazed window to rear and radiator.

Bedroom

11'6" x 7'2" (3.50m x 2.18m)

Double glazed window to rear and radiator.

Bathroom

8'3" x 6'11" (2.51m x 2.12m)

Fitted with panelled bath with shower over, wash basin with mixer tap and , low level WC, tiled splashback, radiator, airing cupboard housing hot water tank and obscure double glazed window to front.

Outside

To the front of the property is a low maintenance garden, with lawn and path up to front door, to side is a driveway offering parking for numerous vehicles and access to garage and a pedestrian side gate to a non over looked rear garden, mostly lawned with shrubs and patio area.

Garage

Access via up and over door with power and lighting

Tenure

Freehold

General Information

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax band payable to Nuneaton & Bedworth Borough Council - Band C



| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | 93 | 93 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



WWW.POINTONS-GROUP.COM

2 Bond Gate Chambers
NUNEATON
CV11 4AL

024 7637 3300
nuneaton@pointons-group.com

109 New Union Street
COVENTRY
CV1 2NT

024 7663 3221
coventry@pointons-group.com

74 Long Street
ATHERSTONE
CV9 1AU

01827 711911
atherstone@pointons-group.com

